

028.0

0002

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

804,300 / 804,300

USE VALUE:

804,300 / 804,300

ASSESSED:

804,300 / 804,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		OXFORD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BROOKS AVENUE LLC	
Owner 2:	
Owner 3:	

Street 1: PO BOX 288	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: DAVIDSON HENRY E & HENRY JR -
Owner 2: DAVIDSON MANAGEMENT COMPANY -
Street 1: 30 PARK AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .114 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1922, having primarily Wood Shingle Exterior and 1832 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

2/4/2019 161 Insulate 5,400 C

ACTIVITY INFORMATION
Date Result By Name
11/10/2017 Inspected PH Patrick H
10/14/2017 MEAS&NOTICE KB Kevin B
4/30/2009 Measured 163 PATRIOT
2/16/2000 Mailer Sent
2/16/2000 Measured 264 PATRIOT
10/1/1981 MM Mary M
Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Infl Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 4950 Sq. Ft. Site 0 80. 1.15 1

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	5 - Cape			Full Bath:	2	Rating:	Good													
Sty Ht:	1A - 1 Sty +Attic			A Bath:																
(Liv) Units:	1	Total: 1			3/4 Bath:															
Foundation:	3 - BrickorStone			A 3QBth:																
Frame:	1 - Wood			1/2 Bath:																
Prime Wall:	1 - Wood Shingle			A HBth:																
Sec Wall:	2 - Clapboard	20%		OthrFix:																
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good													
Color:	YELLOW			A Kits:																
View / Desir:				Ftpl:	1	Rating:	Average													
GENERAL INFORMATION				WSFlue:																
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1922	Eff Yr Blt:		Location:																
Alt LUC:				Total Units:																
Jurisdct:	G19	Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10. %		No Unit	RMS	BRS	FL									
Prim Int Wal	2 - Plaster			Functional:				1	7	3										
Sec Int Wall:	1 - Drywall	30 %		Economic:																
Partition:	T - Typical			Special:																
Prim Floors:	3 - Hardwood			Override:																
Sec Floors:				Total:	10.8 %															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES								SUB AREA				
Subfloor:				Basic \$ / SQ:	110.00			Rate	Parcel ID	Typ	Date	Sale Price				SUB AREA DETAIL				
Bsmnt Gar:				Size Adj.:	1.22330058															
Electric:	3 - Typical			Const Adj.:	0.99989998															
Insulation:	2 - Typical			Adj \$ / SQ:	134.550															
Int vs Ext:	S			Other Features:	90000															
Heat Fuel:	2 - Gas			Grade Factor:	1.00															
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100	% AC:		LUC Factor:	1.00															
Solar HW:	NO	Central Vac:		Adj Total:	391806				Juris. Factor:	1.00	Before Depr:	134.55								
% Com Wal			% Sprinkled:	Depreciation:	42315				Special Features:	0	Val/Su Net:	109.29								
				Deprecated Total:	349491				Final Total:	349500	Val/Su SzAd:	190.83								
MOBILE HOME				Make:				Model:				Serial #:				Year:	Color:			
SPEC FEATURES/YARD ITEMS																PARCEL ID 028-0-0002-0007.0				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N				Total Yard Items:				Total Special Features:				Total:								

The sketch shows a rectangular footprint divided into rooms. Room 13 is at the top left. Room 4 is at the top right. Room 15 is below room 4. Room 30 is on the left side. Room 26 is on the right side. Room 1 is at the bottom left. Room 14 is at the bottom right. Room 29 is at the bottom center. Room 2 is at the top center. Room 7 is at the top center. Room 28 is at the top center. Room 27 is at the top center. Room 25 is at the bottom center. Room 24 is at the bottom center. Room 23 is at the bottom center. Room 22 is at the bottom center. Room 21 is at the bottom center. Room 20 is at the bottom center. Room 19 is at the bottom center. Room 18 is at the bottom center. Room 17 is at the bottom center. Room 16 is at the bottom center. Room 15 is at the bottom center. Room 14 is at the bottom center. Room 13 is at the bottom center. Room 12 is at the bottom center. Room 11 is at the bottom center. Room 10 is at the bottom center. Room 9 is at the bottom center. Room 8 is at the bottom center. Room 7 is at the bottom center. Room 6 is at the bottom center. Room 5 is at the bottom center. Room 4 is at the bottom center. Room 3 is at the bottom center. Room 2 is at the bottom center. Room 1 is at the bottom center.

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,266	40.360	51,102						
FFL	First Floor	1,266	134.550	170,340						
TQS	3/4 Story	566	134.550	76,088						
EFP	Enclos Porch	48	72.590	3,484						
WDK	Deck	28	16.000	448						
STG	Storage	24	14.330	344						
Net Sketched Area: 3,198				Total: 301,806						
Size Ad	1831.5	Gross Area	3386	FinArea	1832					

IMAGE **AssessPro Patriot Properties, Inc**